

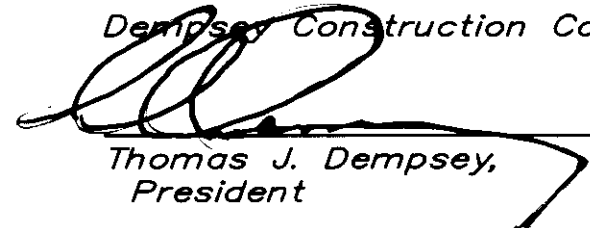
OWNER'S CERTIFICATE

Certificate of record owner and security holder

The undersigned certify that as of the date of recordation of this condominium plan we are the record owner and holder of the security interest in and to the real property described herein. We further certify that we consent to the recordation of this plan in the office of the county recorder of the County of Mono, California.

Record Owner:

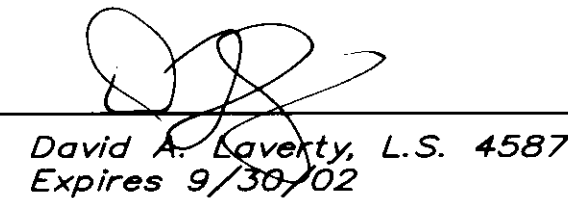
Dempsey Construction Corporation, a California Corporation


Thomas J. Dempsey,
President

Jay C. Bretton

Jay C. Bretton,
Secretary**SURVEYOR'S CERTIFICATE**

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this plan consisting of 4 sheets correctly represents: (1) A true and complete survey of the perimeter of the project, Lot 1 of Record of Survey 36-186A, made under my supervision in February, 1999; and (2) the proposed locations of air spaces and buildings.


David A. Lavery, L.S. 4587
Expires 9/30/02

LEGAL DESCRIPTION

Lot 1 of Tract No. 36-186A as recorded in book 10, page 48-48B of maps, in the office of the recorder, Mono County, California.

RECORDER'S CERTIFICATE

Document No. 5104 filed this 29th day of JUNE, 1999, at 11:34 AM, in book 2 of condominium plans at pages 25-25C, at the request of Dempsey Construction Corporation, a California corporation.


Dolores R. Wax
County Recorder

C.C.&R'S NOTE

The declaration of covenants, conditions, restrictions and reservations affecting Lot 1 of this subdivision was recorded on October 27, 1997 in Book 778, at page 208 and per Declaration of Annexation recorded in Book 258, at page 14, of Official Records of the Mono County Recorder.

NOTES AND DEFINITIONS

This is a plan for a Condominium "Project" as those terms are used and defined in Title 6, Part 4, Division II of the California Civil Code.

This project contains: Six (6) "A" \ "AR" units numbered 768 to 773 inclusive; Six (6) "B" \ "BR" units numbered 774, 777, 984, 987, 988 and 991; Six (6) "C" \ "CR" units numbered 775, 776, 985, 986, 989 and 990; for a total of Eighteen (18) residence units, together with Association Common Area and Common Area as defined hereon.

The Association Common Area of this project is the entire parcel of real property included within the boundary lines of this subdivision of Lot 1 of Tract No. 36-186A, including all structures thereon except units 768 to 777 inclusive and 984 to 991 inclusive, as herein-defined and the real property underlying the building footprints of units 768 to 777 inclusive and 984 to 991 inclusive. The Common Area of this project is the building foot-prints underneath units 768 to 777 inclusive and 984 to 991 inclusive.

The portions of the Association Common Area referred to as "Exclusive Use Common Area" shall be designated as follows: Entry Balcony, shown "EB"; and Balcony, shown "BAL". These areas are for the exclusive use of the owners of the units to which they are attached or assigned.

The boundaries of the space in each unit of the Eighteen units granted are measured to the interior surfaces of the vertical, horizontal, and inclined planes of the limits of the dimensions shown on sheets 2 through 4 which are the interior finished surfaces of the perimeter walls, floors, ceilings, windows, and doors thereof, and the unit includes both the portions of the building so described and the air space so encompassed.

Solid lines indicate the interior finished surfaces of the walls, ceilings, and floors. All unit lines intersect at right angles unless otherwise noted.

The following are not a part of a unit: bearing walls, columns, beams, floors, roofs, foundations, central heating, reservoirs, tanks, pumps, and other central services, pipes, ducts, flues, chutes, conduits, wires, and other utility installations, wherever located, except the outlets thereof whenever located within the unit.

In interpreting deeds and plans, the existing physical boundaries of the unit, or of a unit reconstructed in substantial accordance with the original plans thereof, shall be conclusively presumed to be its boundaries rather than the metes and bounds expressed in the deeds and plans, regardless of settling or lateral movements of the building, and regardless of minor variance between boundaries shown on the plan or in the deed and those of the building.

The survey ties shown are to the vertical projections of the inside finished face of the stud walls (solid lines).

Unit types and building types which are followed by the letter "R" indicate a reverse plan unit or building.

In the event of any conflict between these notes and the definitions contained in the Declaration of Covenants, Conditions and Restrictions (C.C. & R.'s) for this project, the Declaration shall control.

**CONDOMINIUM PLAN
FOR PHASE 11 OF
SNOWCREEK V**

BEING A SUBDIVISION OF LOT 1 OF TRACT NO. 36-186A, SNOWCREEK V, PHASE 11, FAIRWAY HOMES II, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 48-48B OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER.